SHEET INDEX C-1.0 COVER SHEET C-2.0 EXISTING SITE CONDITIONS C-3.0 R2 CONCEPT PLAN REVISION 2 (PREVIOUSLY APPROVED) C-3.0 R3 CONCEPT PLAN REVISION 3 (UNDER REVIEW) C-4.0 OVERALL DEVELOPMENT/ PHASE PLAN C-5.0 FINAL DEVELOPMENT PLAN

C-6.0

CIRCULATION PLAN (CONCEPT PLAN REVISION 3 (UNDER REVIEW) SHEET C-3.1)

DAWSON CREEK REALIGNMENT FINAL DEVELOPMENT PLAN OF THE GROVE (PUD 5-07) AND PRELIMINARY PLAT

CONCEPT PLAN APPROVED BY PLANNING COMMISSION ON 7/23/2007 & METRO COUNSIL ON 8/15/2007.

REV. 1 APPROVED 6/19/2017

REV. 2 APPROVED 3/2/2018

REV. 3 UNDER REVIEW

CPPC LOT ID: 1640687512 (WG-2E-2)
LOCATED IN SECTION 56 IN TOWNSHIP 6 SOUTH, RANGE 1 EAST
GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

PLANNING SUMMARY

EXISTING ZONING: PUD (5-07)

COMPREHENSIVE PLAN LAND USE: REGIONAL CENTER (RC)

CHARACTER AREA. SUBURBAN

EXISTING ZONING OF ADJACENT PARCELS: A1, C2, & PUD

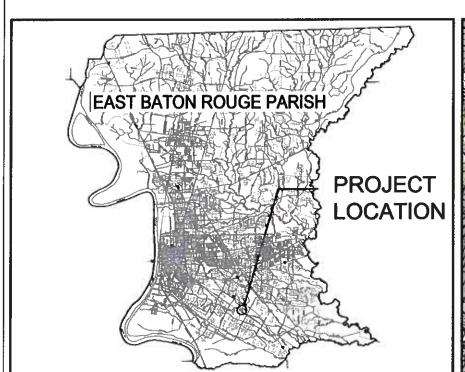
ACREAGE: DAWSON CREEK (12.49 ACRES)

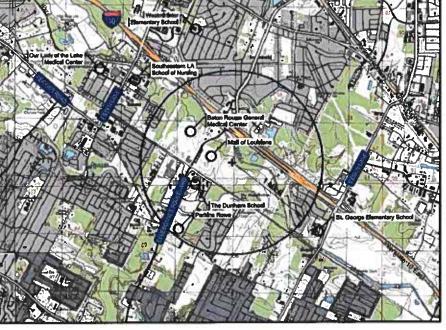
DENSITY/INTENSITY (RESIDENTIAL & COMMERCIAL): N/A

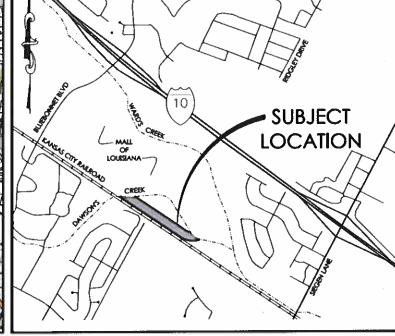
BUILDING HEIGHT AND NUMBER OF STORIES: N/A

PROPOSED USES: N/A

| | | LAND US | SUMMARY | | |
|-----------------------------|------------------------|----------------------------|---------------|-----------------------|----------|
| | | MAX BLDG | | | |
| PARCEL | RESIDENTIAL (UNITS) | COMMERCIAL/ OFFICE (SF) | HOTEL (ROOMS) | DENSITY/ INTENSITY | (FLOORS) |
| DAWSON CREEK GREENWAY | 0 | 0 | 0 | N/A | N/A |







PARISH MAP

LOCATION MAP

VICINITY MAP

DESIGN TEAM

OWNER/DEVELOPER

Willow Grove - North, LLC
8200 Village Plaza Court, suite 25
Baton Rouge, Louislana 78010
dcherd@earaoucheconshucion.com
t 225.766.0510 t 225.768.0527

CIVIL ENGINEER

Stantac Consulting
500 Math Street
Befor Rouge, Louislana 70001-1908
anthe-wordingue, Louislana 70001-1908
anthe-wordingue, Engilement 70001-7244

| UTILITY COMPANIES | | | | |
|-------------------|---|--|--|--|
| WATER | BATON ROUGE WATER CO. (225) 928-1000 | | | |
| SEWER | CITY OF BATON ROUGE (225) 389-5623 | | | |
| GAS: | ENTERGY (800) 368-3749 | | | |
| ELECTRIC | ENTERGY LOUISIANA (800) 368-3749 | | | |
| TELEPHONE: | AT&T (877) 722-3722 | | | |
| CABLE | COX COMMUNICATIONS (855) 627-1562 | | | |



500 Main Sireet Balon Rouge, LA 70 Tel. 225-765-740 www.slaniec.com

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J.C. HOMENDER SET (11)

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Client/Project

Issued

WILLOW GROVE - NORTH, LLC

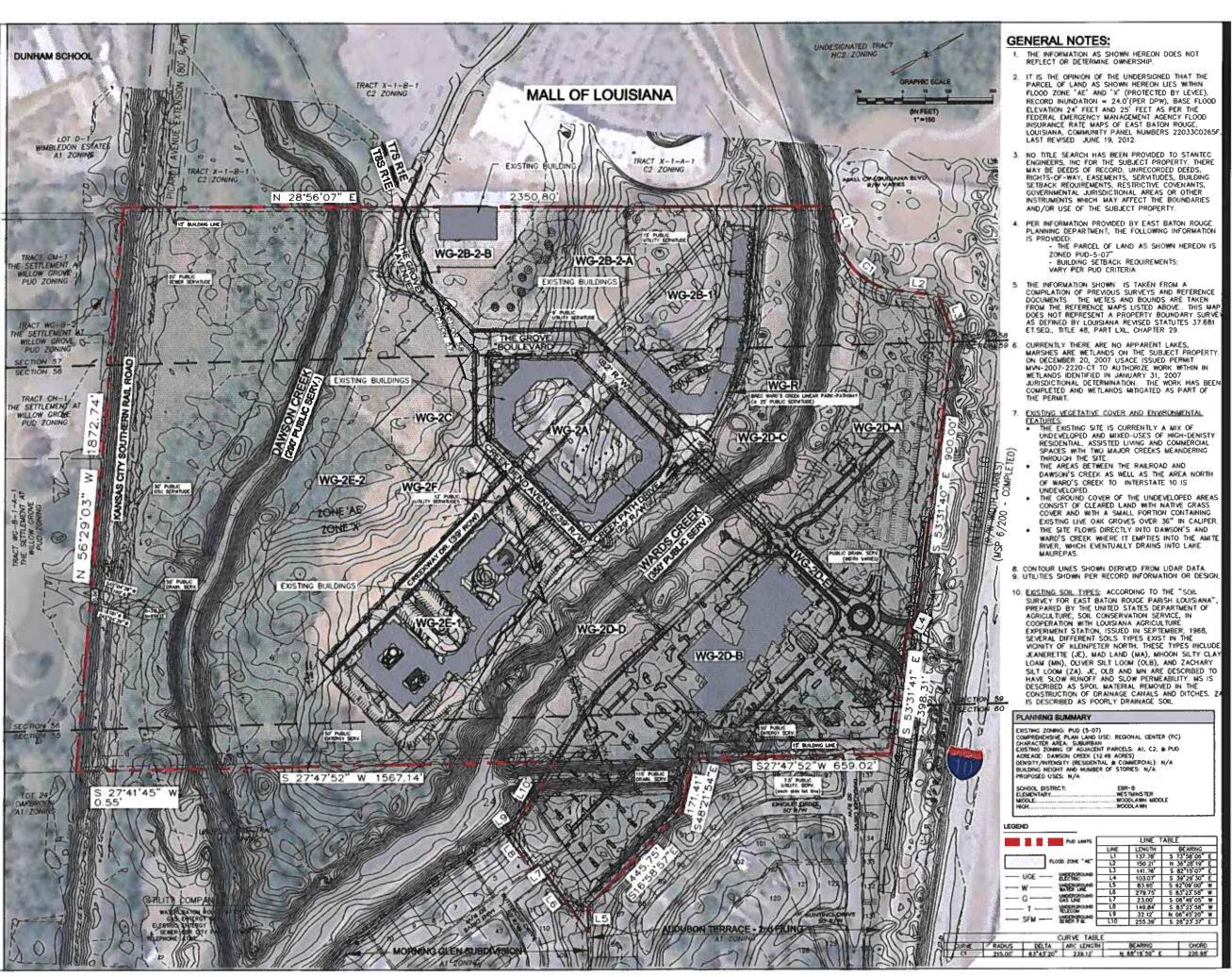
FINAL DEVELOPMENT PLAN THE GROVE Baton Rouge, Louislana

Title

COVER SHEET

| Project No. 201802840 | Scale | |
|--------------------------|-------|----------|
| Drawing No. | Sheet | Revision |

C-1.0





900 Moin Street Boton Rouge, LA 70801 Tel. 225-745-7400

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Notes

Revision By Appd YYAMADO

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WILLOW GROVE - NORTH, LLC

FINAL DEVELOPMENT PLAN THE GROVE

Baton Rouge, Louisiana

Title

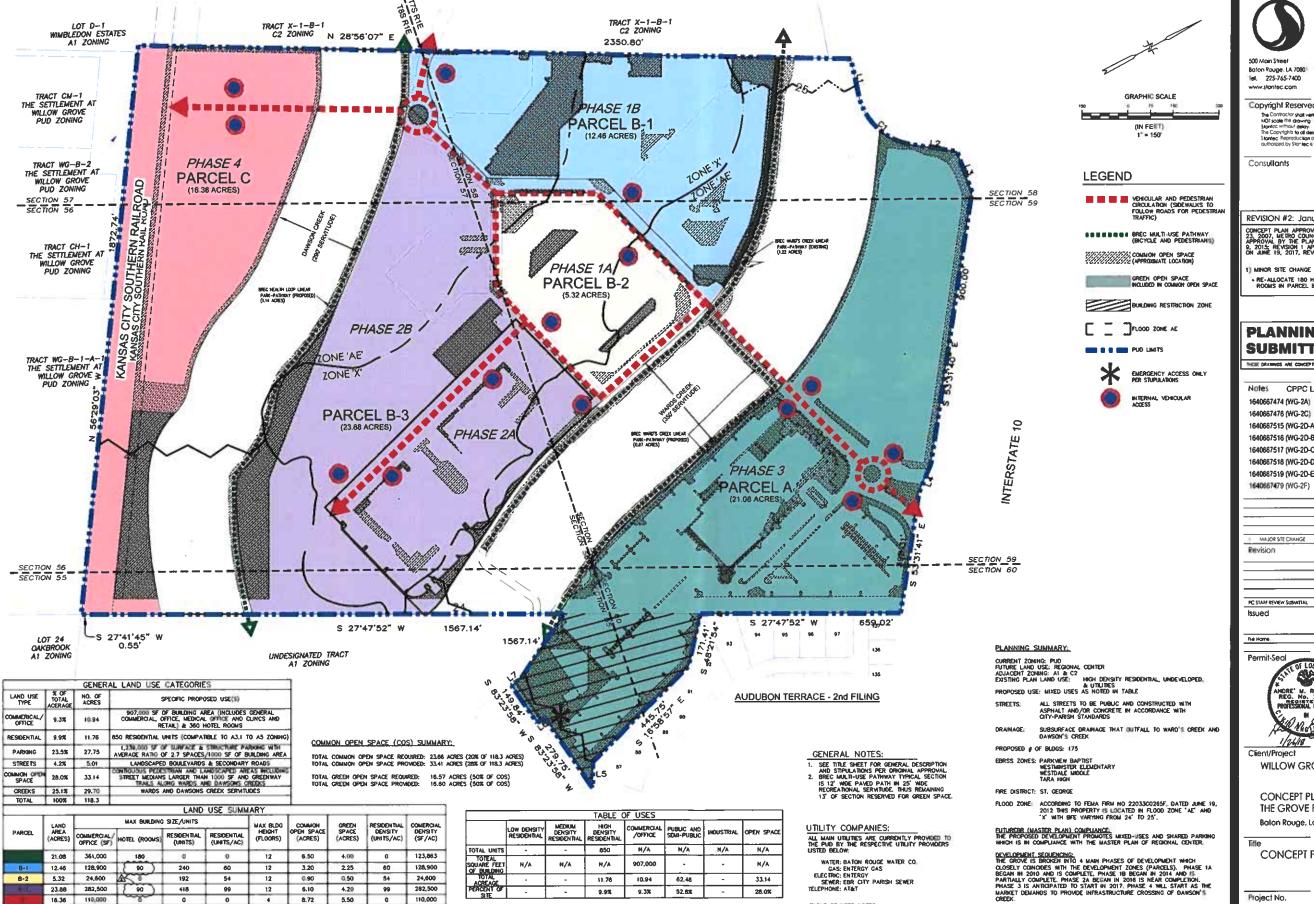
EXISTING SITE CONDITIONS

Project No. Scale
201802840

Drowling No. Sheet Revision

C-2.0

e :



9.50

TOTAL 118.30 907,000

360 850

CREEKS 29.70

4.49 0.65

3.23 0.00

33.14 16.80 72.3 82,934

TABLE OF USES NOTES : 1. PUBLIC & SEMI-PUBLIC INCLUDES PARKING, STREETS,

CREEKS AND INFRASTRUCTURE.

2. MAIL MOSKS WILL BE LOCATED AT EACH BLOCK WITH LOCATIONS SHOWN ON RESPECTIVE PRELIMINARY PLAT.



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REVISION #2: January 26: 2018

ONCEPT PLAN APPROVED THE PLANNING COMMISSION ON AND 3, 2007, METRIC COUNCIL ON AUGUST 15, 2007, LPOATED PPROVAL BY THE PLANNING COMMISSION STAFF ON OCTOBER 2015, REVISION 1 APPROVAL BY THE PLANNING COMMISSION NUMBER 19, 2017, REVISION 1 APPROVAL BY THE PLANNING COMMISSION NUMBER 19, 2017, REVISION TO

RE-ALLOCATE 180 HOTEL ROOMS IN PARCEL 8-1 TO 90 ROOMS IN PARCEL 8-1 AND 90 IN PARCEL 8-3.

PLANNING COMMISSION SUBMITTAL DATE: 01-26-18

NEW DRAWINGS ARE CONCEPTUAL AND NOT INTENDED FOR BECOME OF CONSTRUCTION.

Notes CPPC LOT IDS:

1640667474 (WG-2A) 1840667494 (WG-2R-1) 1640667478 (WG-2C) 1640667496 (WG-R) 1640667501 (WG-2B-2-A) 1640667515 (WG-2D-A) 1640667516 (WG-2D-8) 1840667502 (WG-2B-2-B) 1640667510 (WG-2E-1) 1640667517 (WG-2D-C) 1840687511 (ROW-1) 1640667518 (WG-2D-D) 1640667519 (WG-2D-E) 1640667512 (WG-2E-2)

> # FMD | 17.06.19 #y Appd: YY.AMIDD MAJOR SITE CHANGE MT AMR | 8.0| 26 8y Appd. YYAM/DD PC STAFF REVIEW SUBARTIA

1640750268 (1)

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Client/Project WILLOW GROVE - NORTH, LLC

CONCEPT PLAN THE GROVE PUD-5-07 Balan Rouge, Louisiana

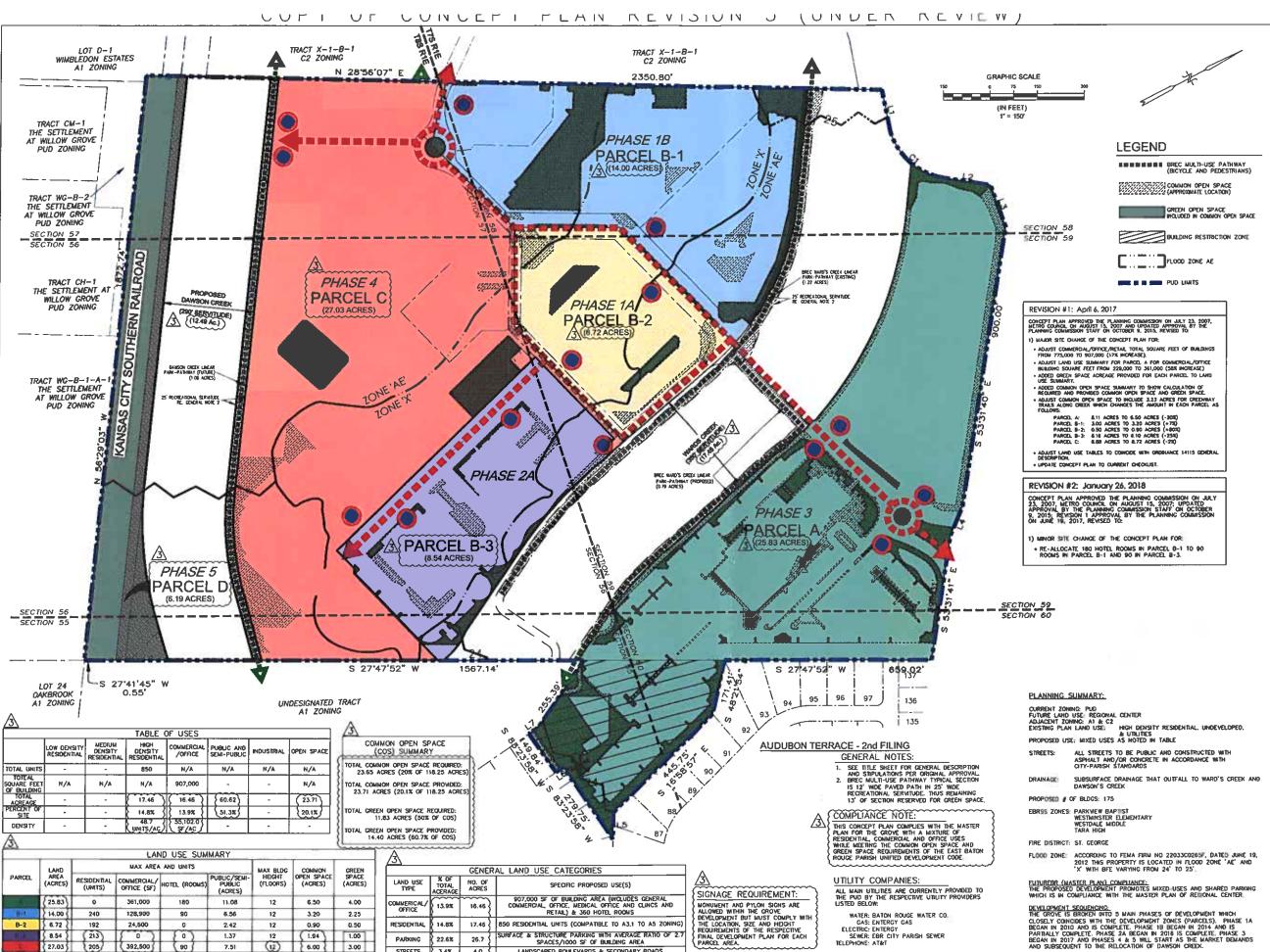
CONCEPT PLAN

Project No. Scale 201802532 1"=150" Drawing No. Sheet Revision

C-3.0R2

MAN LIGISK MOTE.

MAN MILL BE COLLECTED INTERNALLY TO THE BUILDINGS FOR COMMERCIAL
USES. SINCE ALL RESIDENTIAL FOR THE PUD IS NIGH-DENSITY, MAIL FOR
RESIDENTIAL UNITS NILL BE COLLECTED IN THE MAIN ENTRY OF THE
RESIDENTIAL BUILDING.



LANDSCAPED BOULEVARDS & SECONDARY ROADS

CONTIGUOUS PEDESTRIAN AND LANDSCAPED AREAS INCLUDING

STREET MEDIANS LARGER THAN 1000 SF AND GREENWAY
TRAILS ALONG WARDS AND DAWSONS CREEKS

WARDS AND DAWSONS CREEK SERVITUDES

STREETS

COMMON OPEN SPACE

CREEKS 25.3%

0

CREEKS/ CREENWAYS

6.19

29.94

-0

0

907,000

0

360

4.19

26.77

N/A

N/A

2.00

3.17

N/A (23.71) 14.40

2.00

1.65

3.4%

20.0%

4.0

23.71

29.94

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REVISION #3: September 27, 2018

ONCEPT PLAN APPROVED THE PLANNING COMMISSION ON JULY 3, 2007, METRO COUNCIL ON AUGUST 15, 2007: UPDATED PPROVAL BY THE PLANNING COMMISSION STAFF ON COTOBER , 2015; REMSION 1 APPROVAL BY THE PLANNING COMMISSION N JULY 19, 2017, REVISION 2 APPROVAL BY THE PLANNING OMMISSION ON MARCH 2, 2018. REVISED 10:

MAJOR SITE CHANGE OF THE CONCEPT PLAN FOR:

- ACCOUNT FOR THE GEOGRAPHIC SITE CHANGES ASSOCIATED WITH THE APPROVED RELOCATION OF DAWSON CREEK WHICH CHANGES THE ACREAGE OF PARCEL C AND CREATES A NEW PARCEL D
- RE-ALLOCATION OF LAND USE AREAS/UNITS FOR EACH
- DEVELOPMENT PARCEL
 ADJUSTMENT OF OVERALL COMMON OPEN SPACE AND GREEN
 SPACE FROM 33.14 ACRES (28 %) AND 16.60 ACRES (30%).
 RESPECTIVELY, TO 23.71 ACRES (20.1%) AND 14.40 ACRES

PLANNING COMMISSION SUBMITTAL DATE: 09-27-18

THESE DRAWINGS ARE CONCEPTUAL AND NOT INTENDED FOR BEDONG OR CONSTRUCTION

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1640667476 (WG-2C) 1640667496 (WG-R) 1640667501 (WG-2B-2-A) 1640667515 (WG-2D-A) 1640667516 (WG-2D-8) 1640667502 (WG-2B-2-B

1640667517 (WG-2D-C) 1640667510 (WG-2E-1) 1640667518 (WG-2D-D) 1640667511 (ROW-1)

1640667519 (WG-2D-E) 1640667512 (WG-2E-2) 1640750268 (1) 1640667479 (WG-2F)

AMR FMA MINOR REVISION 18.03.02 1 MAJOR SITE CHANG 17,06.19 Appdi YTJMALOD Revision MSE AMR 18.09.27 PC STAFF PEYIEW SUBJECTS ksued

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Dwn. Chid. Dign. TTAMADO

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Client/Project

WILLOW GROVE - NORTH, LLC

CONCEPT PLAN THE GROVE PUD-5-07 Baton Rouge, Louisiana

MAN. KIOSK NOTE:
MAI. MILL BE COLLECTED INTERNALLY TO THE BUILDINGS FOR COMMERCIAL
USES. SINCE ALL RESIDENTIAL FOR THE PUB IS HIGH-DENSITY, MAN. FOR
RESIDENTIAL UNITS WILL BE COLLECTED IN THE MAIN ENTRY OF THE
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TABLE OF USES MOTES:

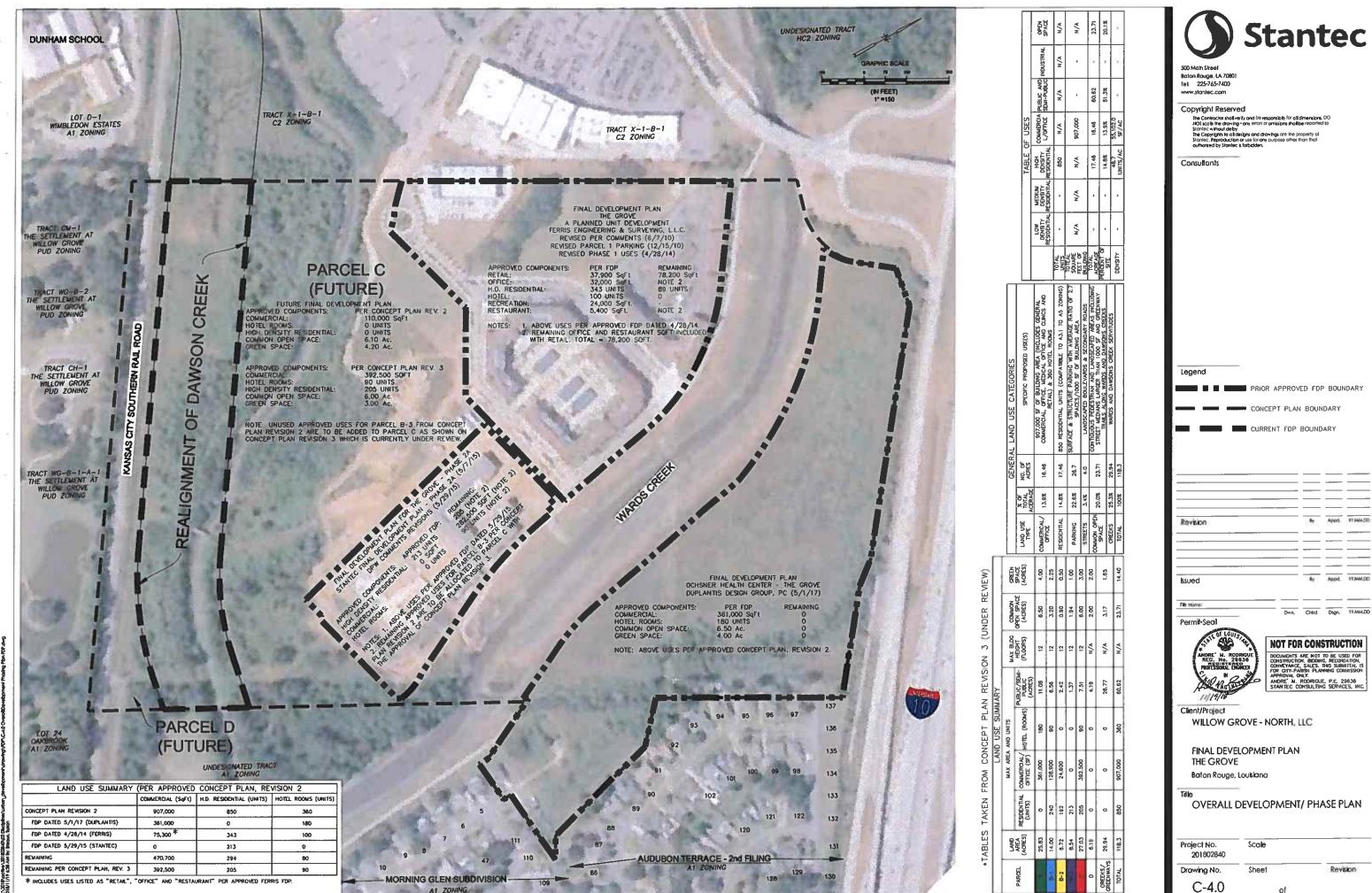
1. PUBLIC & SOAI-PUBLIC INCLUDES PARKING, STREETS, CREEKS, AND INFRASTRUCTURE.

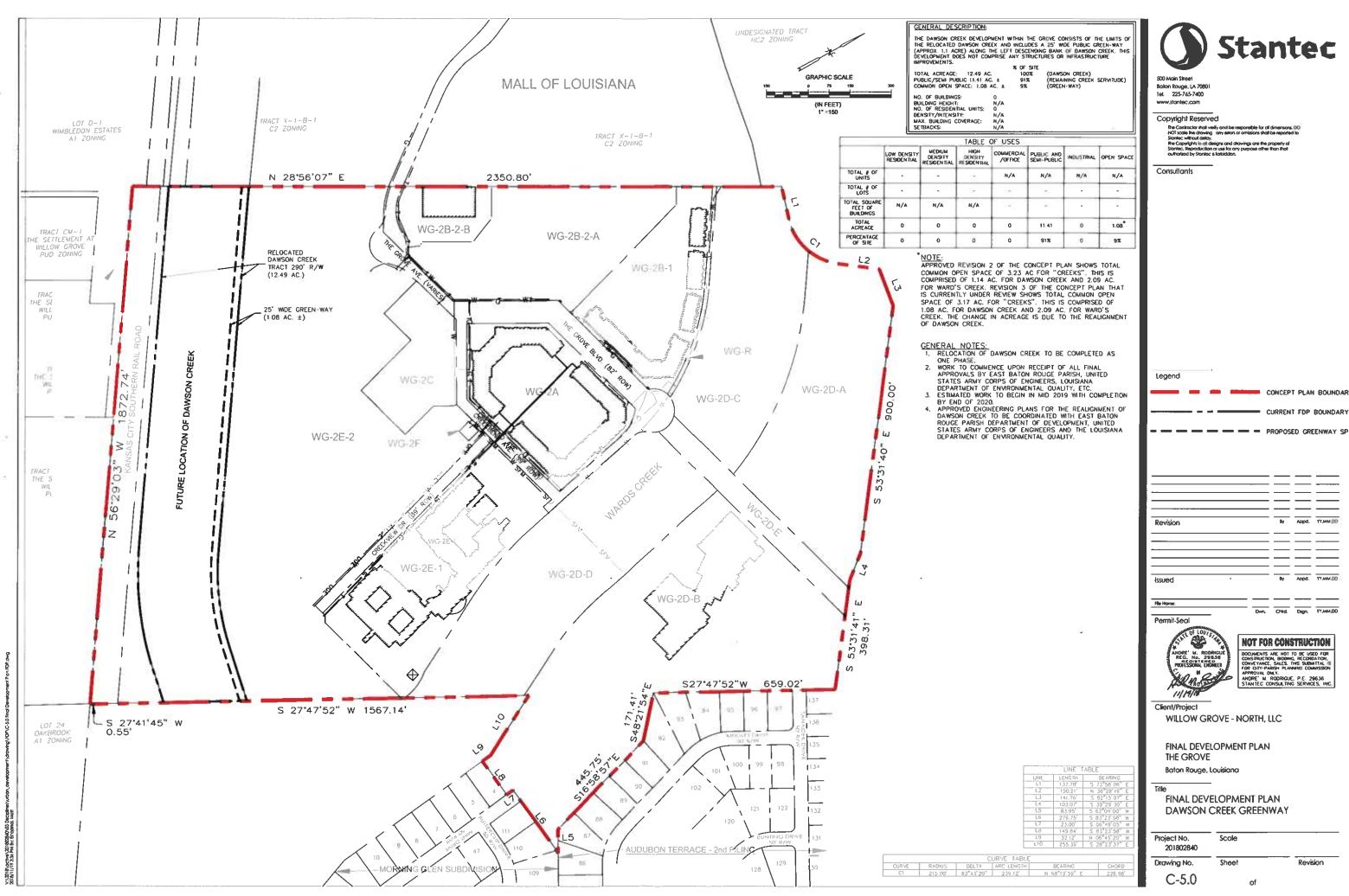
2. MAIL MOSKS WILL BE LOCATED AT EACH BLOCK WITH LOCATIONS SHOWN ON RESPECTIVE PRELIMINARY PLAT.

CONCEPT PLAN

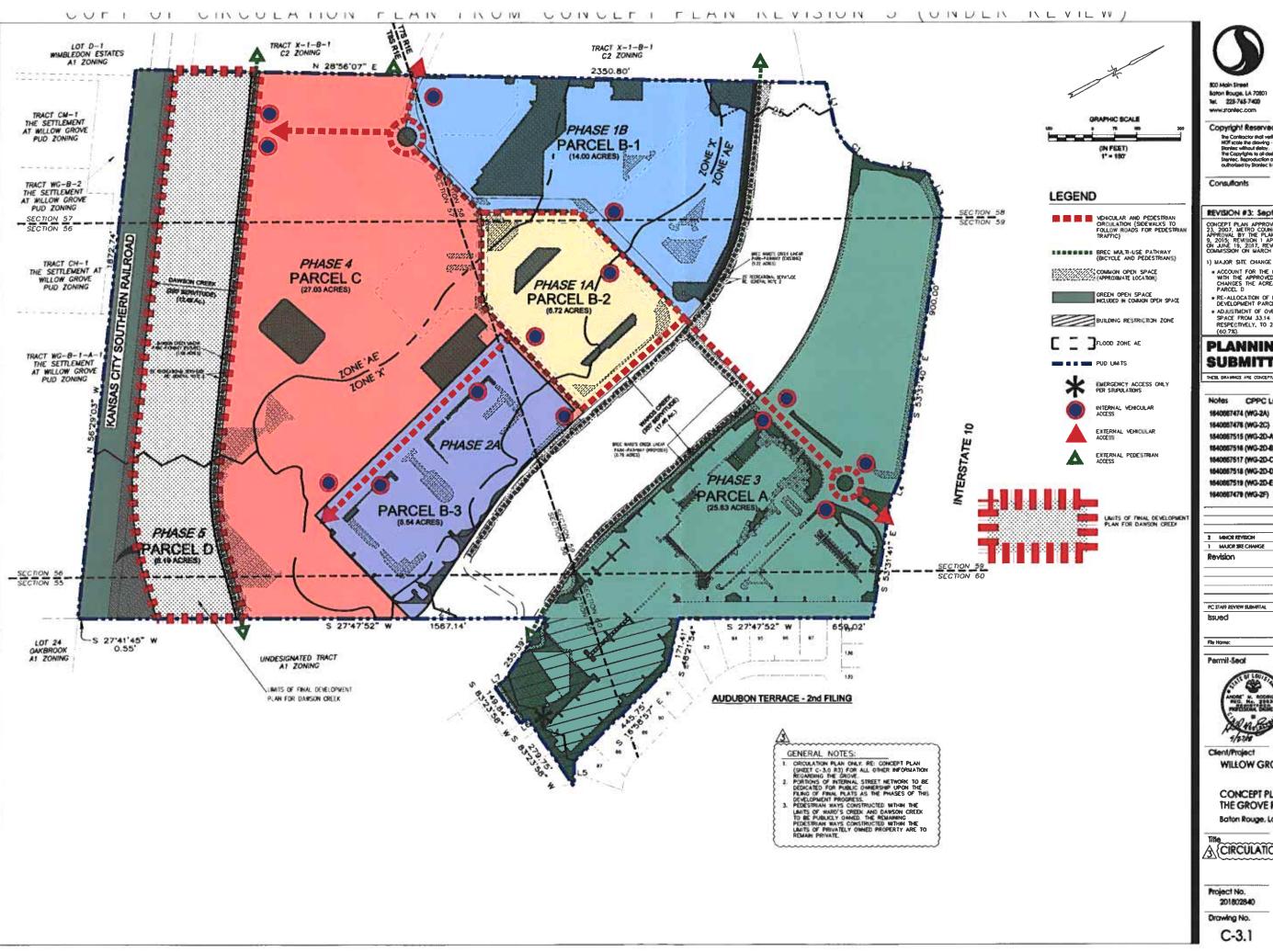
Project No. Scale 1"=150" 201802840 Sheet Revision Drawing No.

C-3.0 R3





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REVISION #3: September 27, 2018

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- ACCOUNT FOR THE GEOGRAPHIC SITE CHANGES ASSOCIATED WITH THE APPROVED RELOCATION OF DAWSON CREEK WHICH CHANGES THE ACREAGE OF PARCEL C AND CREATES A NEW PARCEL D
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PLANNING COMMISSION SUBMITTAL DATE: 09-27-18

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AME BND 18.03.02 1 MAJOR SECHAN AME PMD 17.06.19
Appd. 1Y.MA.DD MSE AMR 18.09.27 PC STAFF REVIEW SUBMIT. Dwn. Chief. Dagn. TYJANLDD



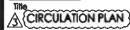
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Client/Project

WILLOW GROVE - NORTH, LLC

CONCEPT PLAN THE GROVE PUD-5-07 Baton Rouge, Louislana



Project No. Scale: 1"=150" 201802840 Drawing No. Sheet Revision

